



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

February 2, 2018

Danielle Meltzer Cassel  
Vedder Price  
222 N. LaSalle Street  
Suite 2600  
Chicago, IL 60601

**Re: Administrative Relief request for Planned Development No. 1370, Sub area A  
Proposed residential tower at 1600 E. 53<sup>rd</sup> Street**

Dear Ms. Cassel:

Please be advised that your request for a minor change to Residential-Business Planned Development No. 1370 ("PD 1370"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 1370.

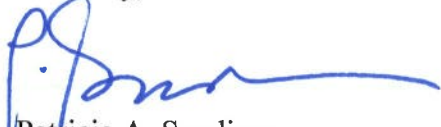
Your clients and the owners of all of the property within PD 1370, 1600 E. 53<sup>rd</sup> Street, LLC, 1644 E. 53<sup>rd</sup>, LLC, and 5232 S. Hyde Park Boulevard, LLC, are seeking administrative relief to allow for the following design modifications to the proposed building at 1600 E. 53<sup>rd</sup> Street:

- Modifications to the building's podium, including the replacement of fiber cement panels with modular brick. Each of the podium bays has been modified and vertical fins, similar to those in the tower redesign have been added. Along 53<sup>rd</sup> St., the retail space has been recessed several feet and an overhanging soffit has been added. Along Cornell Ave., the glass 'waterfall' feature has been redesigned. The podium's three parking levels have been reshaped to a prow that corresponds to the angle of the streets, and within the parking levels, the concrete knee-wall has been replaced with spandrel glass and metal panels.
- Modifications to the tower design, including the substitution of the approved shading devices with vertical fin projections on all four facades of the tower, the elimination of some balconies and the addition of an indoor/outdoor 26<sup>th</sup> floor terrace space.
- Modifications to the landscaping, including the repositioning of planters and trees along Cornell Ave. to provide better symmetry with the building's entrance and along 53<sup>rd</sup> St., all of the existing trees will be replaced.
- These modifications are shown on the following attached, drawings, dated January 25, 2018: Site Plan, Landscape Plan, North Elevation, South Elevation, East Elevation, West Elevation, Elevation: Shading Device Key, Exterior Axonometric and Podium Section.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Business Planned Development No. 1370, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

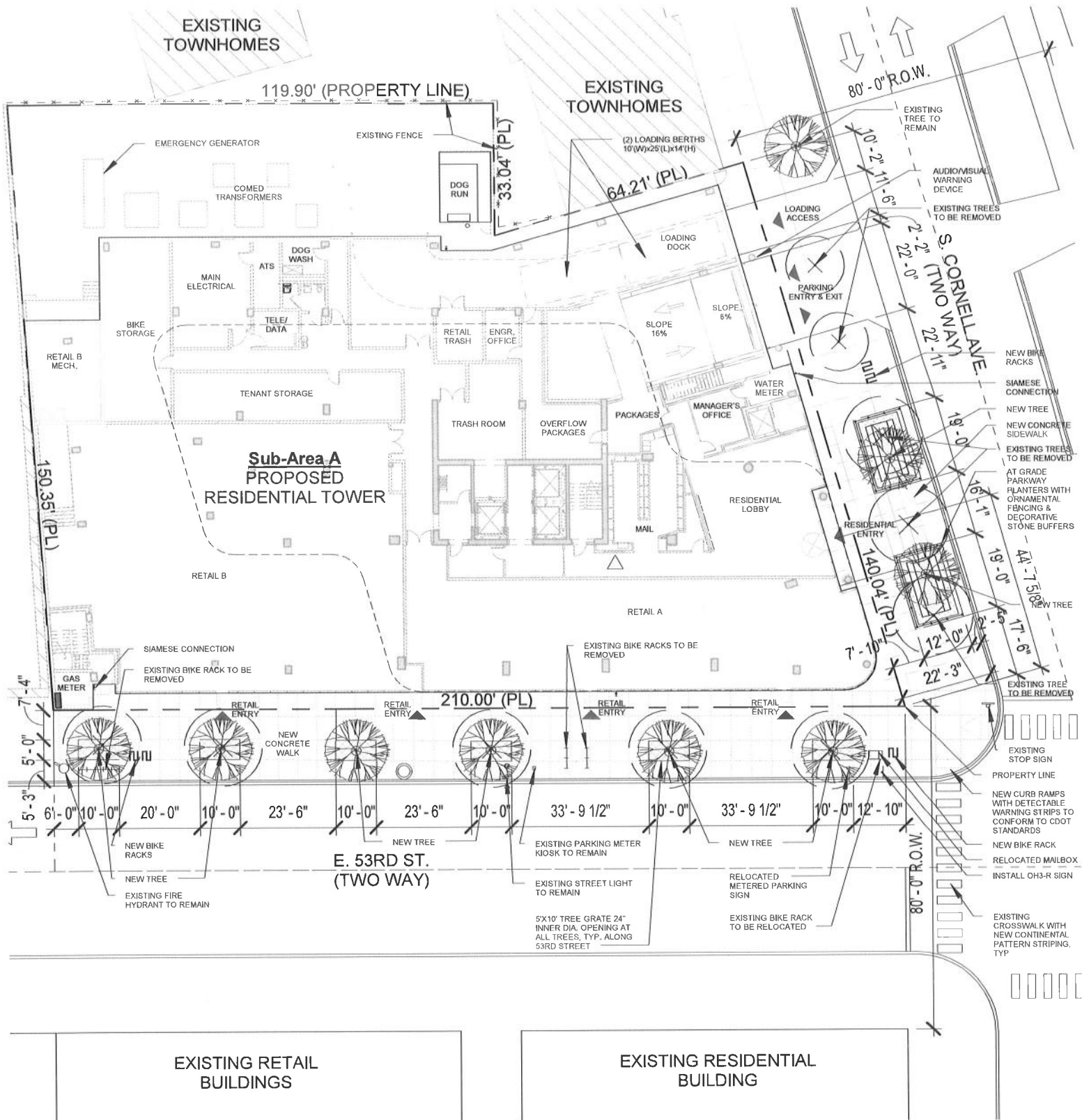
Sincerely,



Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

C: Mike Marmo, Erik Glass, Dan Klaiber, Cindy Roubik, Ron Daye, Main file



## SITE PLAN - SUB AREA A



© 2018 Solomon Cordwell Buenz

**Applicant:**

**Address:**

**Date:**

**CPC Date:**

**1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC**  
**1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.**  
**January 25, 2018 (Minor Change)**  
**April 20, 2017**



MAX BUILDING HT  
EL: 295'-0"

CORRUGATED METAL PANEL

TERRACE RAILINGS

GLASS BALCONY RAILING

ALUMINUM FRAME WINDOW  
SYSTEM AND INSULATED GLASS,  
GLASS CHARACTERISTICS TO BE  
THE FOLLOWING OR SIMILAR:  
VISIBLE LIGHT TRANSMITTANCE: 51  
EXTERIOR REFLECTIVITY: 19  
INTERIOR REFLECTIVITY: 11  
U-VALUE: 0.30 OR BETTER  
SHADING COEFFICIENT: 0.33  
SOLAR HEAT GAIN COEFFICIENT: 0.29

METAL PANEL (TYP.)

PAINTED COLUMNS

ARCHITECTURAL FINISH  
CONCRETE BLOCK

ARCHITECTURAL FINISH  
CONCRETE BLOCK REQ'D FOR  
FIRE SEPARATION

ALUMINUM FRAME STOREFRONT  
SYSTEM AND INSULATED GLASS

MODULAR FACE BRICK VENEER  
RAINSCREEN

METAL PANEL

PERFORATED METAL PANEL

AMENITY DECK  
EL: 51'-10"

OUTLINE OF ADJ. BLOOMSBURY  
TOWNHOMES

GLASS CANOPY

GARAGE & LOADING METAL  
OVERHEAD DOORS

S. CORNELL AVE.

## NORTH ELEVATION: SUB-AREA A



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Applicant:

Address:

Date:

CPC Date:

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde  
Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S.  
Hyde Park Blvd.  
January 25, 2018 (Minor Change)  
April 20, 2017

0' 25' 50'

MAX BUILDING HT  
EL: 295'-0"

CORRUGATED METAL PANEL

TERRACE RAILINGS

GLASS BALCONY RAILING

ALUMINUM FRAME WINDOW  
SYSTEM AND INSULATED GLASS,  
GLASS CHARACTERISTICS TO BE THE  
FOLLOWING OR SIMILAR:  
VISIBLE LIGHT TRANSMITTANCE: 51  
EXTERIOR REFLECTIVITY: 19  
INTERIOR REFLECTIVITY: 11  
U-VALUE: 0.30 OR BETTER  
SHADING COEFFICIENT: 0.33  
SOLAR HEAT GAIN COEFFICIENT: 0.29

METAL PANEL (TYP.)

PAINTED COLUMNS

ALUMINUM FRAME STOREFRONT  
SYSTEM AND INSULATED GLASS

MODULAR FACE BRICK VENEER  
RAINSCREEN

PERFORATED METAL PANEL

METAL PANEL

PATTERNED GLASS

AMENITY DECK  
EL: 51'-10"

ALUMINUM FRAME STOREFRONT  
SYSTEM AND INSULATED GLASS

S. CORNELL AVE.

## SOUTH ELEVATION: SUB-AREA A



© 2018 Solomon Cordwell Buenz

Applicant:

Address:

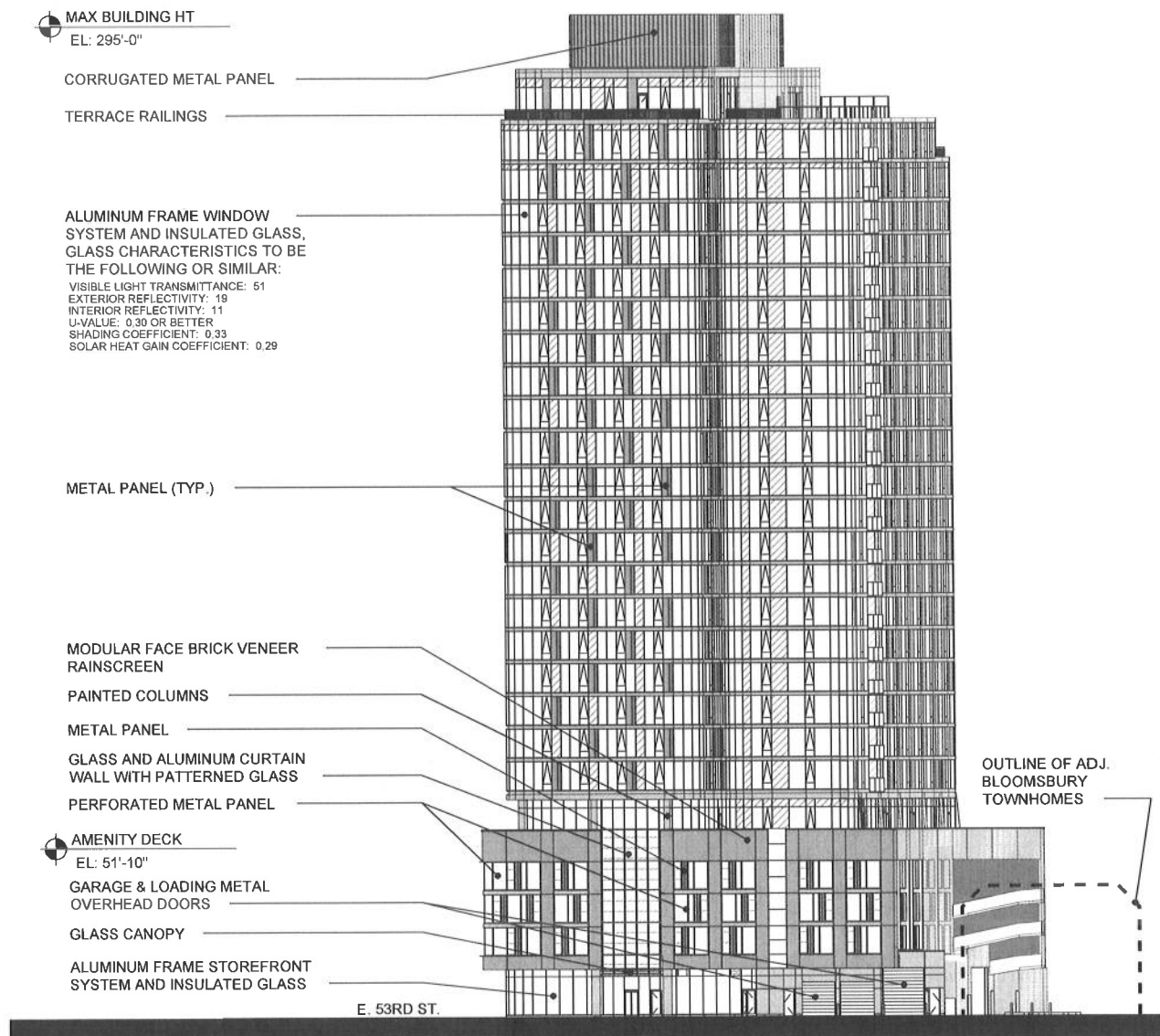
Date:

CPC Date:

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde  
Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S.  
Hyde Park Blvd.  
January 25, 2018 (Minor Change)  
April 20, 2017

0' 25' 50'





**EAST ELEVATION:  
SUB-AREA A**



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**Applicant:**

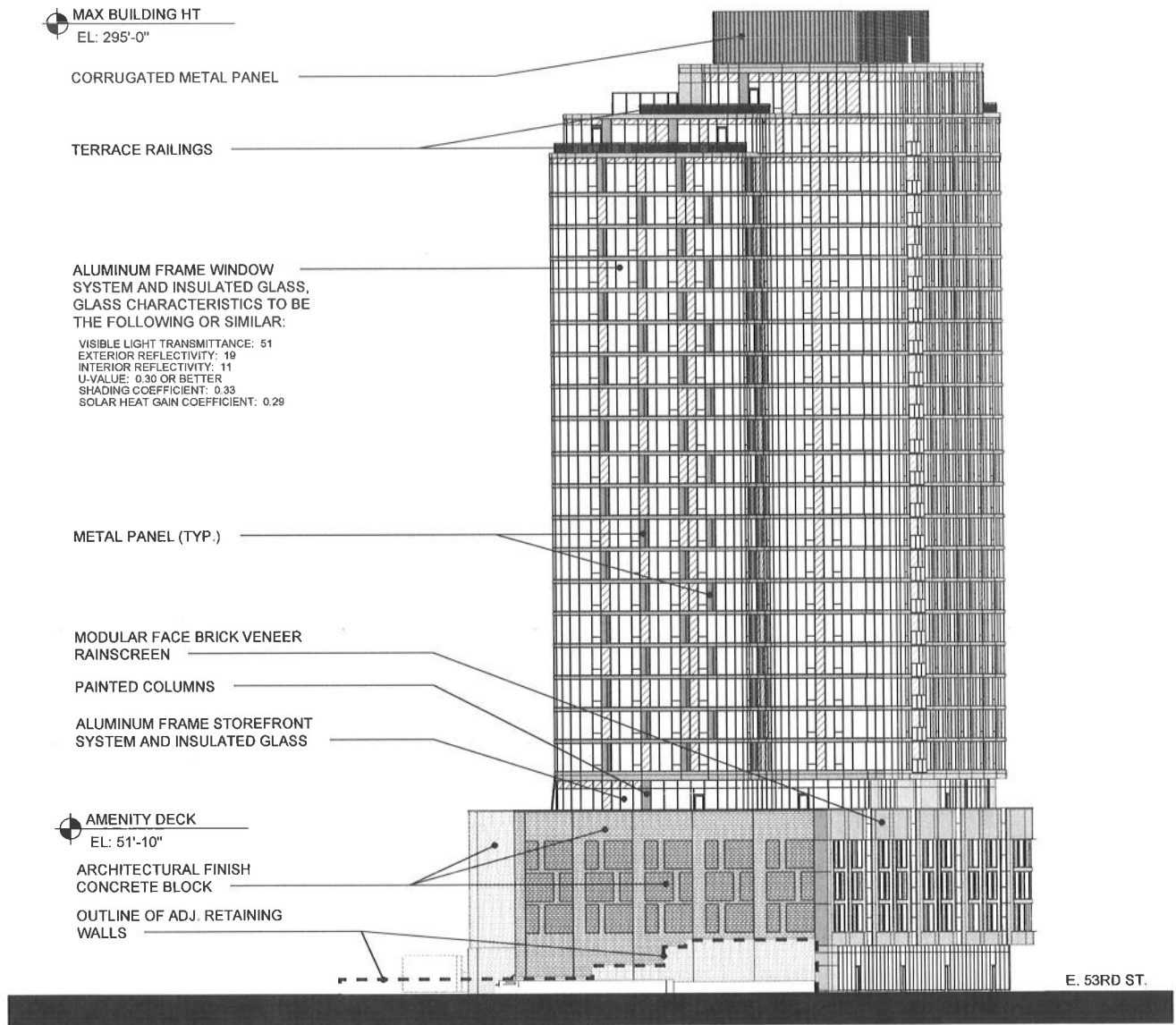
**Address:**

**Date:**

**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
January 25, 2018 (Minor Change)  
April 20, 2017

0' 25' 50'



**WEST ELEVATION:  
SUB-AREA A**



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**Applicant:**

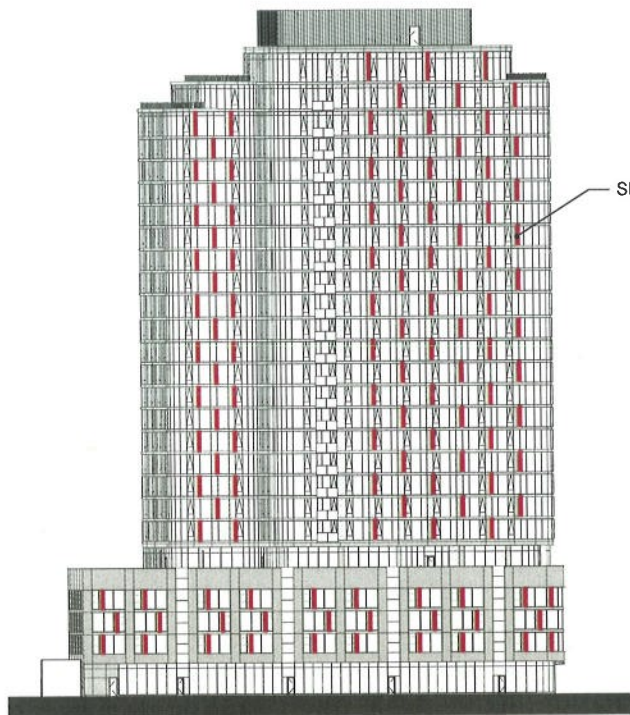
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**Date:**

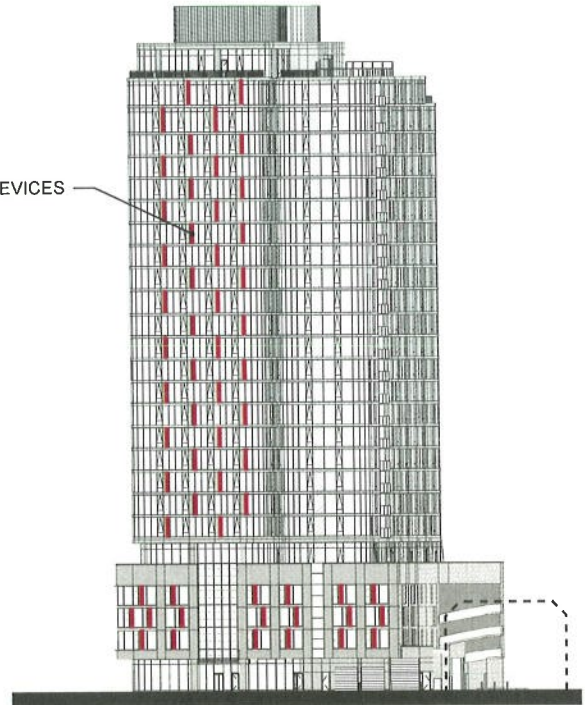
**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
January 25, 2018 (Minor Change)  
April 20, 2017

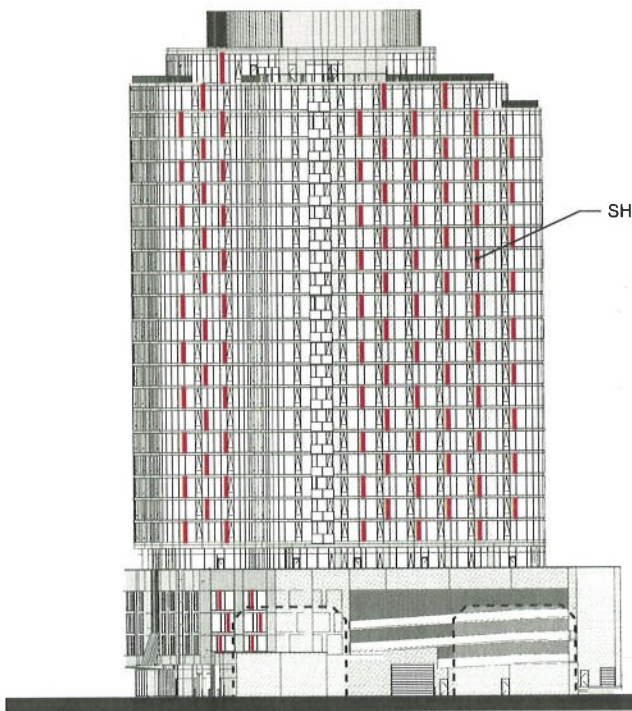




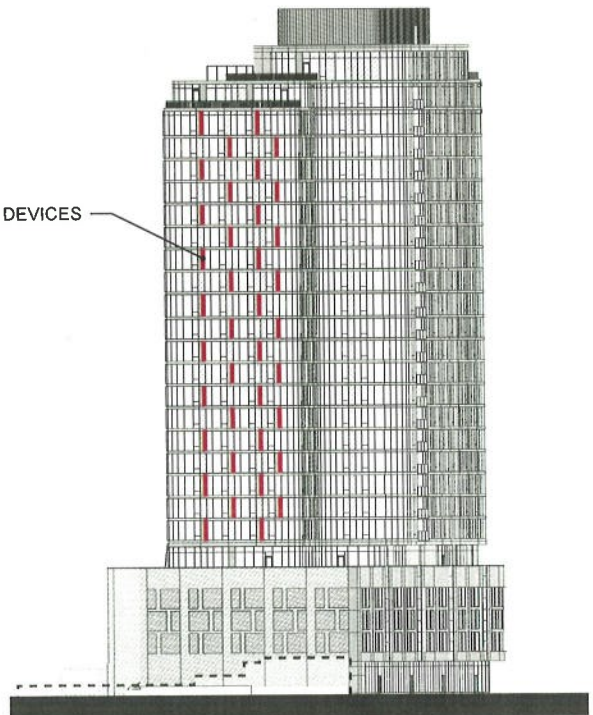
**SOUTH ELEVATION**



**EAST ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**

SHADING DEVICES

SHADING DEVICES

**ELEVATION: SHADING DEVICE KEY  
SUB-AREA A**



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**Applicant:**

**Address:**

**Date:**

**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde  
Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S.  
Hyde Park Blvd.  
January 25, 2018 (Minor Change)  
April 20, 2017

0' 40' 80'

**TOWER ELEVATIONS:  
NORTH, EAST, SOUTH, WEST**



METAL PANEL  
(TYP.)

ALUMINUM FRAME  
WINDOW SYSTEM &  
INSULATED GLASS

METAL SLAB EDGE  
COVER

METAL SHADING  
DEVICE

**GARAGE ELEVATIONS:  
SOUTH, EAST, & PATRIAL NORTH**



BRICK VENEER RAINSCREEN

PERFORATED METAL PANEL

ALUMINUM FRAME WINDOW WALL  
SYSTEM WITH PERFORATED  
METAL, SOLID METAL, AND  
PATTERNED GLASS INFILL

METAL SHADING DEVICE

PROJECTED ALUMINUM  
FRAME

ALUMINUM FRAME  
STOREFRONT SYSTEM &  
INSULATED GLASS

**EXTERIOR AXONOMETRIC:  
SUB-AREA A**



© 2018 Solomon Cordwell Buenz

**Applicant:**

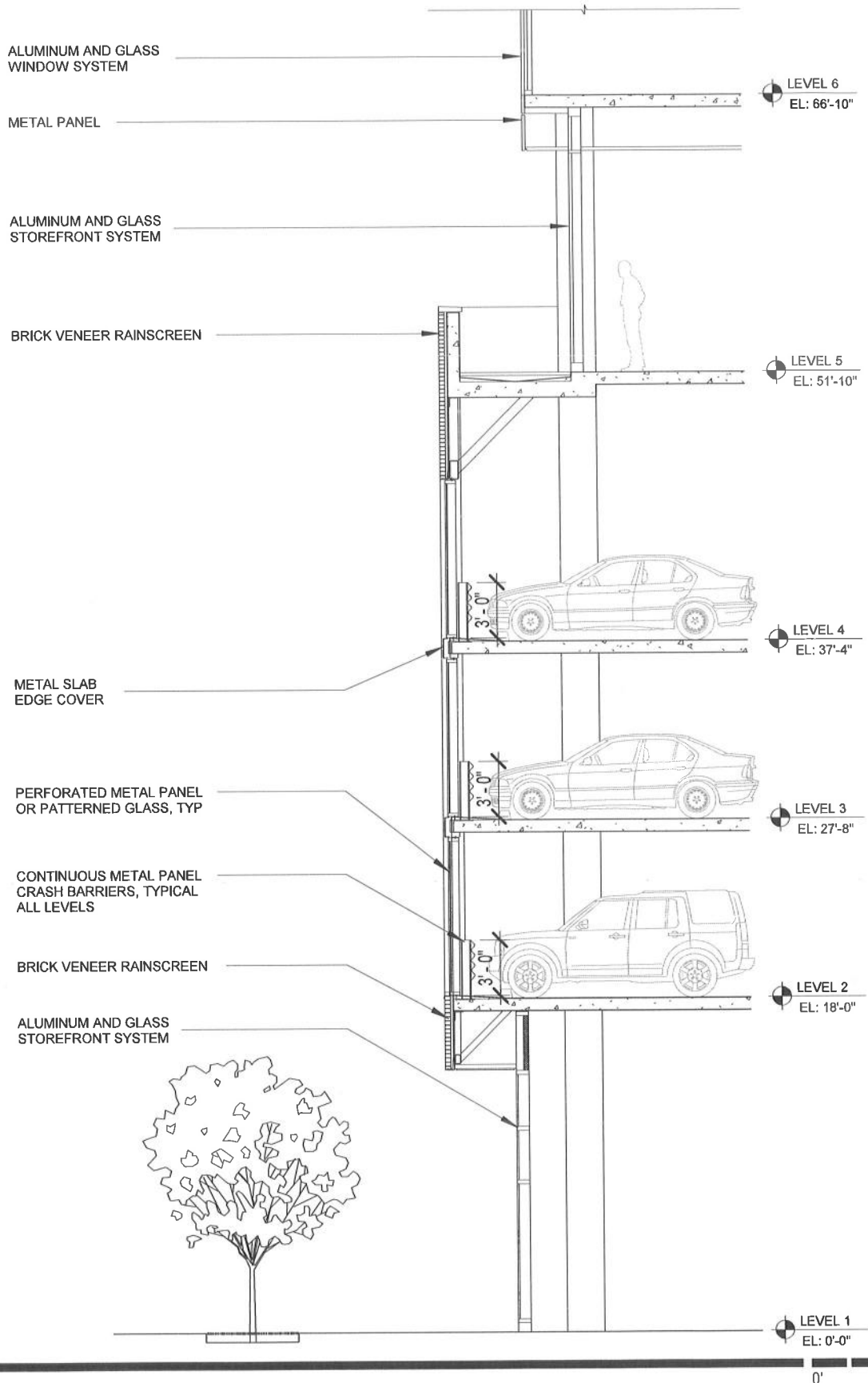
**Address:**

**Date:**

**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde  
Park Boulevard, LLC  
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S.  
Hyde Park Blvd.  
January 25, 2018 (Minor Change)  
April 20, 2017

NOT TO SCALE



## PODIUM SECTION



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**Applicant:**

**Address:**

**Date:**

**CPC Date:**

1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
 1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, & 5232 - 5234 S. Hyde Park Blvd.  
 January 25, 2018 (Minor Change)  
 April 20, 2017

5/24/2017

REPORTS OF COMMITTEES

49779

*Reclassification Of Area Shown On Map No. 12-C.*

(As Amended)

(Application No. 19080)

(Common Address: 1600 -- 1620 E. 53<sup>rd</sup> St./5238 -- 5252 S. Cornell Ave. (Subarea A),  
1634 -- 1644 E. 53<sup>rd</sup> St./5247 -- 5255 S. Cornell Ave. (Subarea B), 5232 -- 5234 S. Hyde  
Park Blvd. (Subarea C))

[SO2017-130]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RM6.5 Multi-Unit Residential District symbols and indications as shown on Map Number 12-C in the area bounded by:

South Hyde Park Boulevard; a line beginning at a point on South Hyde Park Boulevard located 176.18 feet north of East 53<sup>rd</sup> Street as measured along South Hyde Park Boulevard and ending at a point located 175 feet west of South Hyde Park Boulevard and 121.15 feet north of East 53<sup>rd</sup> Street; a line parallel to and 175 feet west of South Hyde Park Boulevard; and a line beginning at a point located 175 feet west of Hyde Park Boulevard and 169.36 feet north of East 53<sup>rd</sup> Street and ending at a point on South Hyde Park Boulevard located 226.28 feet north of East 53<sup>rd</sup> Street as measured along South Hyde Park Boulevard,

to those of the B3-5 Community Shopping District which is hereby established in the area described above.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B1-5 Neighborhood Shopping District symbols and indications as shown on Map Number 12-C in the area bounded by:

South Cornell Avenue; a line beginning at a point located on South Cornell Avenue located 90.02 feet north of East 53<sup>rd</sup> Street as measured along South Cornell Avenue and terminating at a point 100 feet west of the westerly line of South Hyde Park Boulevard and 141.87 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point 100 feet west of the westerly line of South Hyde Park Boulevard and 93.67 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point 109.45 feet west of the westerly line of South Hyde Park Boulevard and 91.06 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point on East 53<sup>rd</sup> Street located 172.17 feet east of South Cornell Avenue as measured along East 53<sup>rd</sup> Street; and East 53<sup>rd</sup> Street,

to those of the B3-5 Community Shopping District, which is hereby established in the area described above.

SECTION 3. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the B3-5 Community Shopping District symbols and indications as shown on Map Number 12-C in the area bounded by:

East 53<sup>rd</sup> Street; the easterly line of the Illinois Central Railroad; a line north of and approximately parallel to East 53<sup>rd</sup> Street beginning on the easterly line of the Illinois Central Railroad at a point located 150.35 feet north of East 53<sup>rd</sup> Street as measured along the easterly line of the Illinois Central Railroad and terminating at a point 55.17 feet west of South Cornell Avenue and 150.04 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point 64.21 feet west of the westerly line of South Cornell Avenue and 117 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point located on South Cornell Avenue, 140.04 feet north of East 53<sup>rd</sup> Street as measured along South Cornell Avenue; South Cornell Avenue; a line beginning at a point located on South Cornell Avenue located 90.02 feet north of East 53<sup>rd</sup> Street as measured along South Cornell Avenue and terminating at a point 175 feet west of the westerly line of South Hyde Park Boulevard and 121.15 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point 175 feet west of the westerly line of South Hyde Park Boulevard and 169.36 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point on South Hyde Park Boulevard located 226.28 feet north of East 53<sup>rd</sup> Street as measured along South Hyde Park Boulevard; South Hyde Park Boulevard; a line beginning at a point on South Hyde Park Boulevard located 176.18 feet north of East 53<sup>rd</sup> Street as measured along South Hyde Park Boulevard and terminating at a point located 100 feet west of South Hyde Park Boulevard and 141.87 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point 100 feet west of the westerly line of South Hyde Park Boulevard and 93.67 feet north of East 53<sup>rd</sup> Street; a line beginning at the last described point and terminating at a point 109.45 feet west of the westerly line of South Hyde Park Boulevard and 91.06 feet north of East 53<sup>rd</sup> Street; and a line beginning at the last described point and terminating at a point on East 53<sup>rd</sup> Street 172.17 feet east of South Cornell Avenue as measured along East 53<sup>rd</sup> Street,

to those of a Residential-Business Planned Development, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached hereto and made a part hereof and no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication:

Plan of Development Statements referred to in this ordinance read as follows:

*Residential-Business Planned Development Number 1370.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential-Business Planned Development Number 1370 (the "Planned Development") consists of approximately

fifty-seven thousand nine hundred seventy (57,970) square feet (one and thirty-three hundredths (1.33) acres) net site area (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line Map and on the attached Subarea Map. The Property is divided into three (3) subareas. Subarea A is owned by 1600 East 53<sup>rd</sup> Street LLC, which is the "Applicant" under this ordinance with respect to Subarea A. Subarea B is owned by 1644 East 53<sup>rd</sup> LLC, which is the "Applicant" under this ordinance with respect to Subarea B. Subarea C is owned by 5232 South Hyde Park Boulevard LLC, which is the "Applicant" under this ordinance with respect to Subarea C. 1600 East 53<sup>rd</sup> Street LLC, 1644 East 53<sup>rd</sup> LLC, and 5232 South Hyde Park Boulevard LLC are collectively referred to in this ordinance as the "Applicants".

2. All applicable official reviews, approvals or permits implementing this Planned Development shall be obtained by the Applicant or Applicants specified in Statement 3. Any dedication or vacation of streets, alleys, or easements, any adjustments of right-of-way, or any consolidation or resubdivision of parcels, shall require a separate submission on behalf of such Applicants or their respective successors, assignees, or grantees to the Department of Transportation. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Transportation and Planning and Development.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon each Applicant, its respective successors and assigns, grantees and lessees and, if different than an Applicant, the legal titleholders or any ground lessors of its subarea. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicants' respective successors and assigns and, if different than the Applicants, the legal titleholder or any ground lessors of their respective subareas. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, the Property shall be under single ownership or under single designated control. Single designated control is defined in Section 17-8-0400 of the Chicago Zoning Ordinance.

Single designated control for purposes of this statement shall mean any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors, subject however to the following exceptions and conditions: (a) a written and recorded zoning rights agreement by and among the owners of the Property and binding the entirety of the Property may designate circumstances under which individual Applicants may seek amendments, modifications or changes to this Planned Development; (b) except to the extent prohibited by such a zoning rights agreement, each Applicant may unilaterally apply for amendments, modifications and changes to terms of this Planned Development applicable to its own subarea, but no other Applicant's subarea; and (c) where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term



"owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein.

Nothing herein shall prohibit or in any way restrict the alienation, sale or other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, other than an assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. The following uses shall be permitted within Subarea A and Subarea B of the Planned Development: residential (including artist live/work space, elderly housing, multi-unit, and assisted living elderly custodial care) and vacation rental on all levels other than the ground floor; non-accessory parking (subject to a maximum in Subarea A of 45 percent or 78 spaces, whichever is less); and the following non-residential uses, provided that in Subarea A, they are located only on the ground floor level: colleges and universities, cultural exhibits and libraries, day care, postal service, school, utilities and services, minor, animal services (excluding shelter/boarding kennel and stables), artist work or sales space, business equipment sales and service, business support services (excluding day labor employment agency), eating and drinking establishments (including limited and general restaurants and outdoor patios at grade level), entertainment and spectator sports small venues (1 -- 149 occupancy), indoor special event including incidental liquor sales, financial services and automated teller machine facility (but excluding currency exchange, payday/title secured loan store pawn shop), food and beverage retail sales (but excluding packaged good liquor stores), medical service, office, personal services, dry cleaning drop-off or pick-up (no on-premises plant), retail sales, participant sports and recreation, children's play center, limited manufacturing, production and industrial services (catering and shared kitchen only), and wireless communication facilities (co-located only) and accessory uses and accessory parking.

If Subarea C is developed in conjunction with Subarea B, Subarea C shall have the same allowable uses as Subarea B. If Subarea C is developed independently of Subarea B, permitted uses within Subarea C (on all floors, including the ground floor) shall be as follows: artist live/work space; detached house; townhouse; multi-unit residential; schools (including playgrounds and enclosed storage of play equipment); accessory and non-accessory parking; and bed and breakfast.

5. This Planned Development consists of these seventeen (17) Statements; a Bulk Regulations and Data Table, and the following plans (collectively, the "Approved Plans") prepared by Solomon Cordwell Buenz and dated April 20, 2017; Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and



Property Line; Subarea Map; Site Plan -- Subarea A; Landscape Plan -- Subarea A; South Elevation -- Subarea A; East Elevation -- Subarea A; North Elevation -- Subarea A; ~~and West~~ Elevation -- Subarea A; Elevation -- Shading Device Key -- Subarea A; Exterior Axonometric -- Subarea A; and Podium Section. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development shall control.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development. Signs denoting a subarea's owner, developer or manager shall be deemed on-premises signs if the sign directs attention to a business or profession conducted or to a commodity, service or entertainment sold or offered upon the premises where the sign is located.
7. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
8. All work in the public way must be designed and constructed in accordance with CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of CDOT. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.
9. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted Floor Area Ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For purposes of FAR Calculations and Measurements, the Definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 57,970 square feet provided, however, no floor area used for accessory parking, non-accessory parking and loading will count as floor area for FAR purposes.
11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the

Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicants specified in Statement 3, or the Applicant's successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.

12. Prior to Part II Approval (per Section 17-13-0610 of the Zoning Ordinance) for Subareas B or C, the Applicant shall submit a site plan, landscape plan and building elevations for the specific subareas for review and approval by the Department of Planning and Development. Review and approval by the Department of Planning and Development is intended to assure that specific development components substantially conform with the Planned Development and to assist the City in monitoring ongoing development. Subarea Site Plan Approval Submittals need only include that portion of the Property for which approval is being sought by the Applicant. If the Applicant is seeking approval for a portion of the Property that represents less than an entire subarea, the Applicant shall also include a site plan for that area of the Property which is bounded on all sides by either public rights-of-way or the boundary of the nearest subarea. The site plan provided shall include all dimensioned and planned street rights-of-way. Following approval by the Department of Planning and Development, the approved Subarea Site Plan Approval Submittals, supporting data and materials shall be made part of the main file and shall be deemed to be an integral part of the Planned Development. After approval of any Subarea Site Plan, changes or modifications may be made pursuant to the provisions of Statement 11. In the event of any inconsistency between approved plans and the terms of the Planned Development, the terms of the Planned Development shall govern. Any Subarea Site Plan Approval Submittals shall, at a minimum, provide the following information:

- fully-dimensioned site plan (including a footprint of the proposed improvements);
- fully-dimensioned building elevations;
- fully-dimensioned landscape plan(s); and
- statistical information applicable to the subject subarea, including floor area, the applicable FAR, uses to be established, building heights and setbacks.

Subarea Site Plan Approval Submittals shall include all other information necessary to illustrate substantial conformance to the Planned Development.

It is also acknowledged that the building configurations and parking improvements shown on the attached Approved Plans for the development of Subareas B or C are illustrative, and that Subareas B or C may be developed independently or in combination, so long as: (i) the height of all buildings within both subareas is less than 45 feet; (ii) the FAR of the overall Planned Development does not exceed 5.0; (iii) the minimum lot area (MLA) for the overall Planned Development is in compliance with the MLA standards of the B3-5 Community Shopping District; (iv) the applicable subareas provide no less parking than is required by the Zoning Ordinance; and (v) all required approvals are obtained under this Statement 12.

The existing building and other improvements within Subarea B are expressly permitted under this Planned Development, including any interior renovations and exterior repairs that do not increase the existing building's floor area, and no Part II Approval shall be required for such interior renovations or exterior repairs.

13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated, for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
14. The Applicants acknowledge that it is in the public interest to design, construct and maintain buildings and other improvements within the Planned Development in a manner that promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings on the Property shall be reviewed and approved by the Mayor's Office for People with Disability ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any applicable Part II Approval.
16. The Applicants shall comply with the Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial construction of Subarea A has commenced within six (6) years following adoption of this amendment to the Planned Development, and unless completion is thereafter diligently pursued, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property in accordance with Section 17-13-0612 of the Zoning Ordinance to the pre-existing classifications of B3-5 Community Shopping District (with respect to Subarea A), B1-5 Neighborhood Shopping District (with respect to Subarea B), and RM6.5 Residential Multi-Unit District (with respect to Subarea C). Said six (6) years may be extended for up to one (1) additional year in accordance with Section 17-13-0612 of the Zoning Ordinance.

[Existing Zoning Map; Existing Land-Use Map; Boundary and Property Line Map; Subarea Map; Site Plan -- Subarea A; Landscape Plan -- Subarea A; North, South, East and West Building Elevations -- Subarea A; Elevation; Shading Device Key -- Subarea A; Exterior Axonometric -- Subarea A; and Podium Section referred to in these Plan of Development Statements printed on pages 49788 through 49800 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Residential-Business Planned Development Number 1370*

*Plan Of Development Bulk Regulation And Data Table.*

Gross Site Area (87,249 square feet/2.003 acres) = Net Site Area (57,970 square feet/1.33 acres) + public right-of-way (29,279 square feet/0.672 acre)

Net Site Area:

Subarea A:	27,539 square feet
Subarea B:	21,663 square feet
Subarea C:	8,768 square feet

Maximum Floor Area Ratio:

Subarea A:	9.76
Subarea B:	0.7386, subject to statement 12 and FAR limit for Property overall
Subarea C:	0.57, subject to Statement 12 and FAR limit for Property overall
Total across all Subareas:	5.0

Maximum Dwelling Units and Maximum Percentage of Efficiencies:

Subarea A:	250 Dwelling Units, maximum 30 percent efficiencies
Subareas B and C:	Per Statement 12

## Minimum Off-Street Parking:

Subarea A:	173 spaces
Subarea B:	
Prior to construction of any new Subarea B building:	16 spaces
During any construction within Subarea B:	0 spaces
Following completion of any new Subarea B building:	Per zoning ordinance requirements
Subarea C:	Per zoning ordinance requirements

Minimum Bicycle Parking: 1 for each 2 auto spaces provided

## Minimum Off-Street Loading:

Subarea A:	1 berth, 10 feet by 25 feet
Subarea B:	
Prior to completion of any new Subarea B building:	0
Following completion of new Subarea B building:	Per zoning ordinance requirements
Subarea C:	Per zoning ordinance requirements

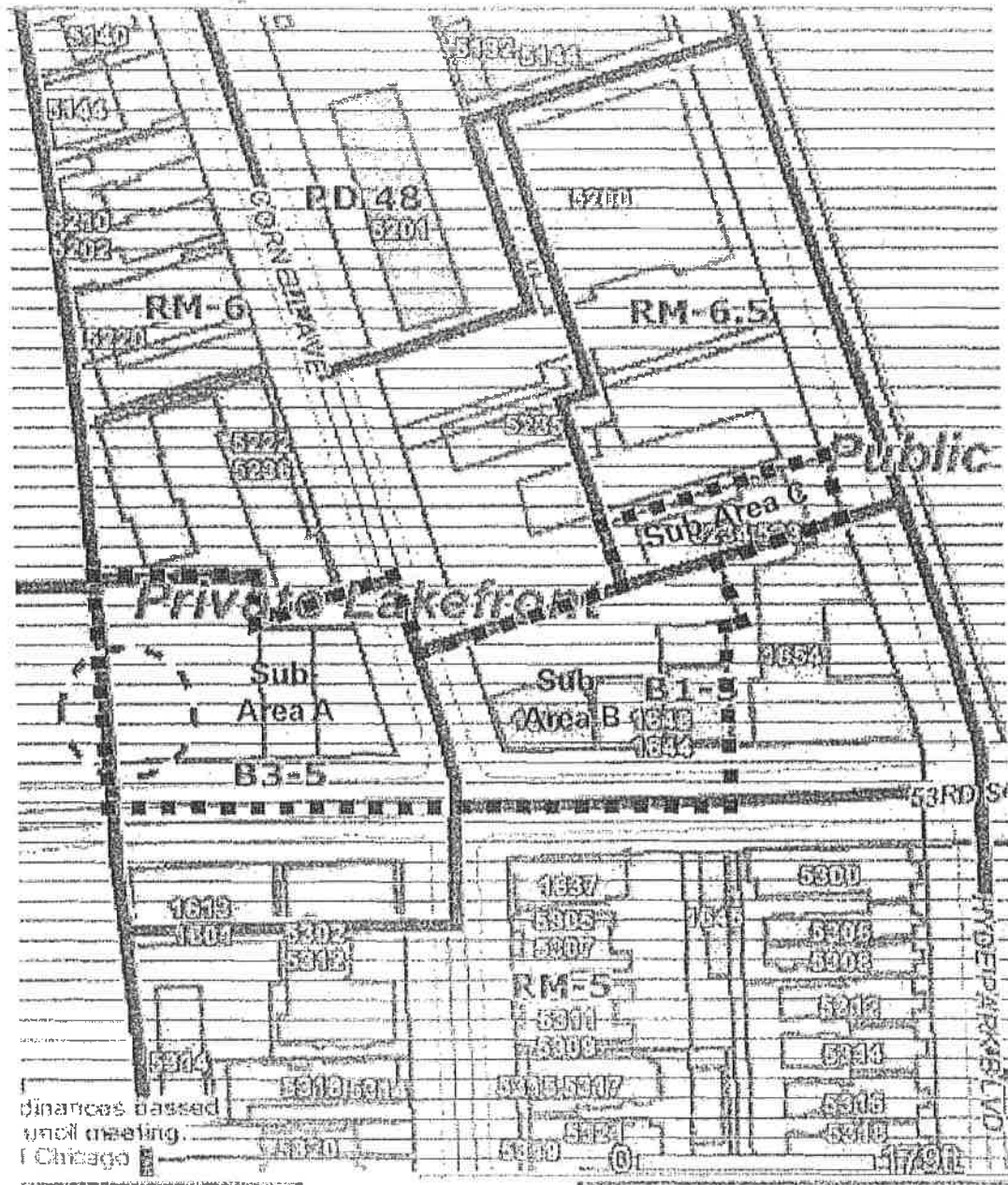
## Maximum Building Heights:

Subarea A:	295 feet (per zoning ordinance definition)
Subareas B and C:	45 feet (per zoning ordinance definition)

Minimum Setbacks from  
Property Line:

In substantial conformance with approved  
plans, subject to Statement 12

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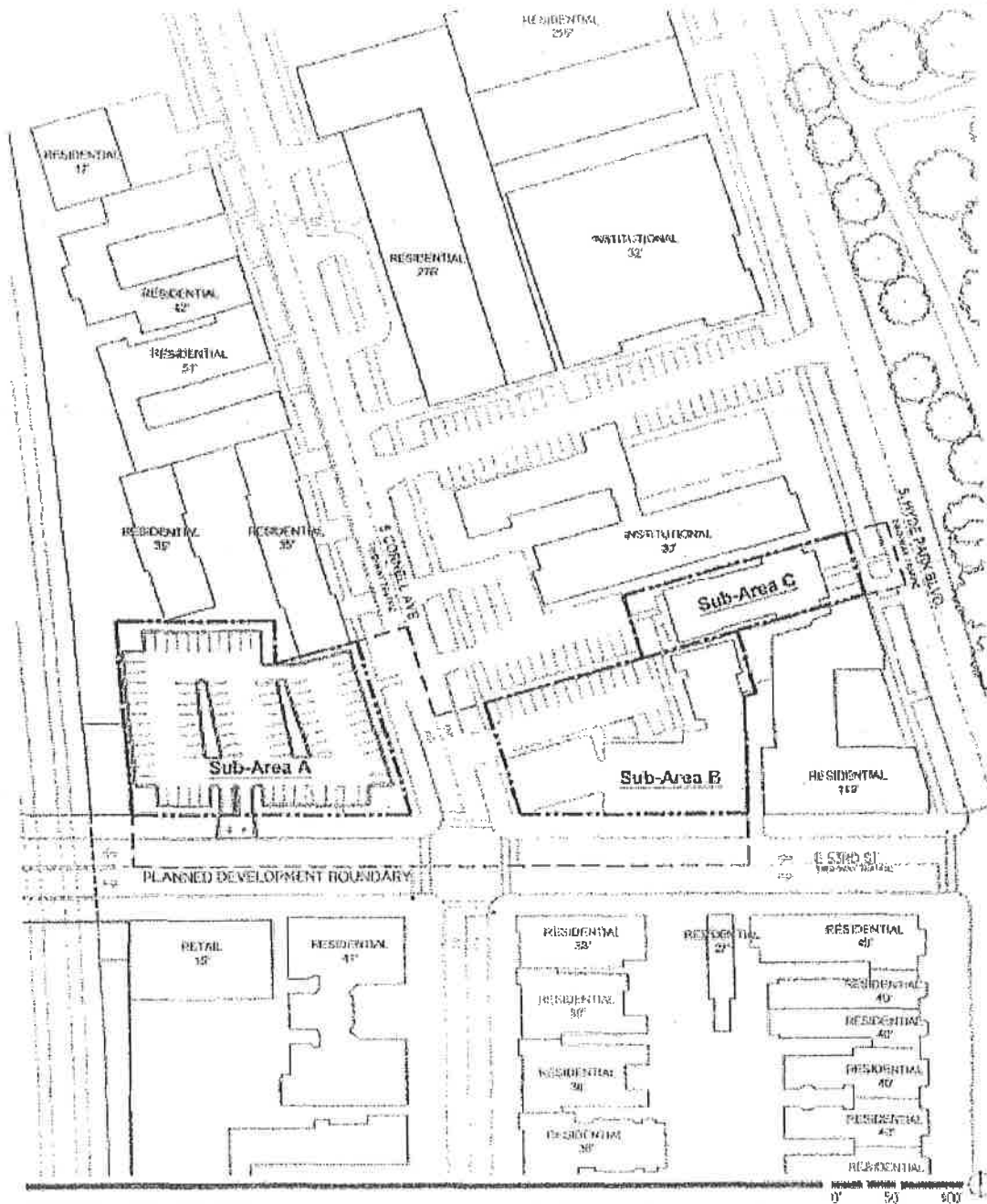
## EXISTING ZONING MAP



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 Date: January 25, 2017  
 CPC Date: April 20, 2017

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## EXISTING LAND USE MAP

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<b>Date:</b>	January 25, 2017
<b>CPC Date:</b>	April 20, 2017

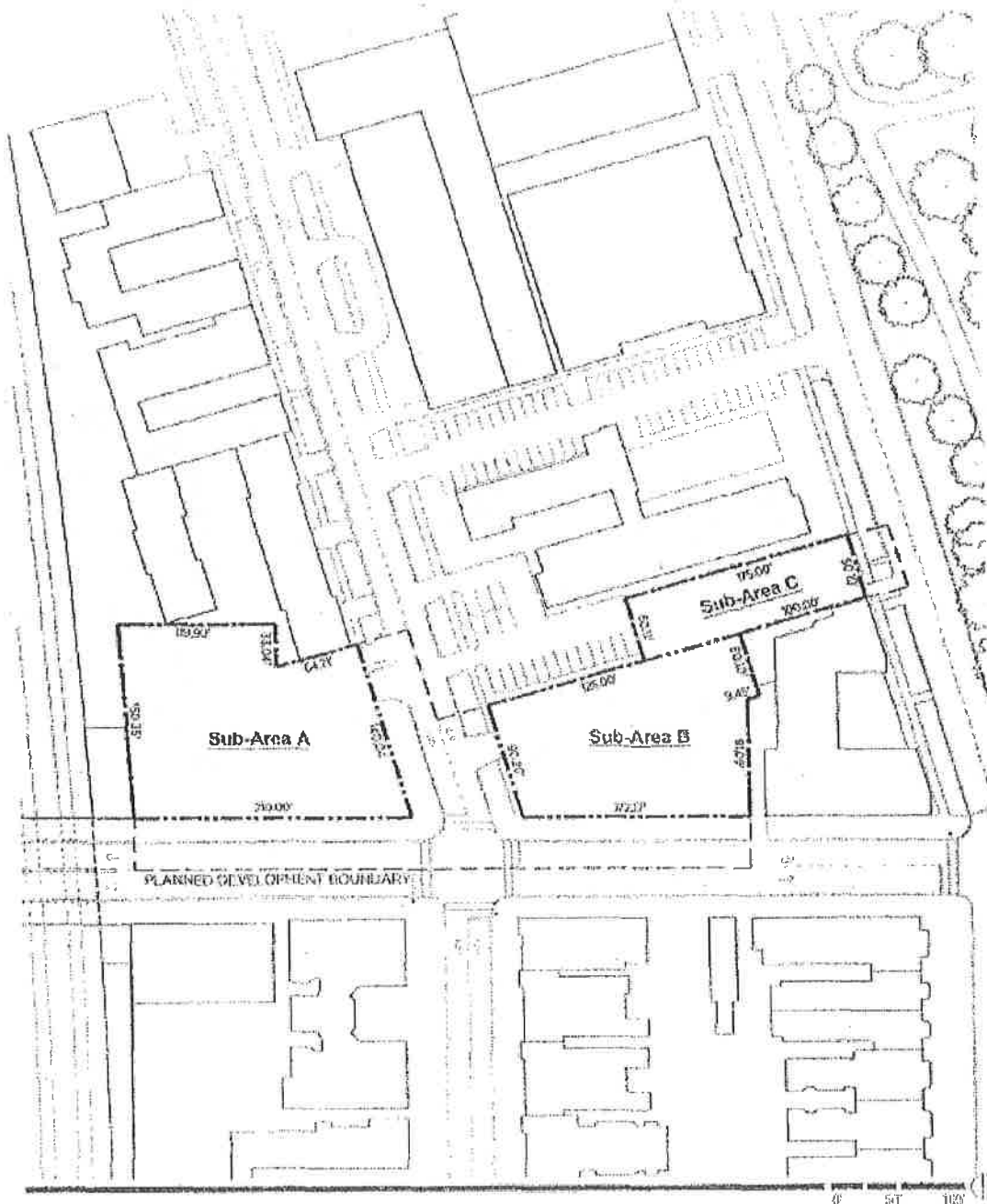


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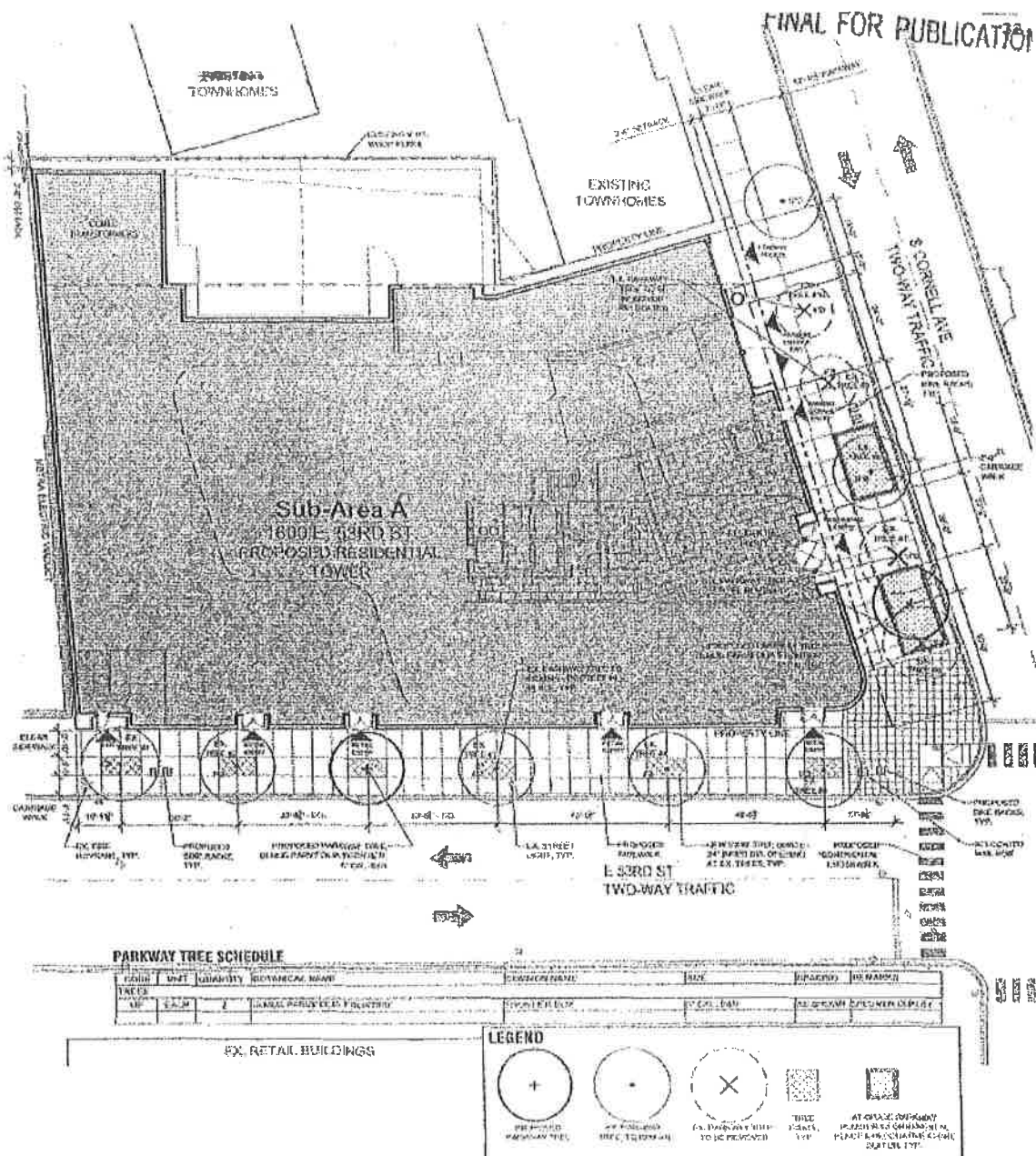
SUB-AREA MAP



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 CPC Date: April 20, 2017





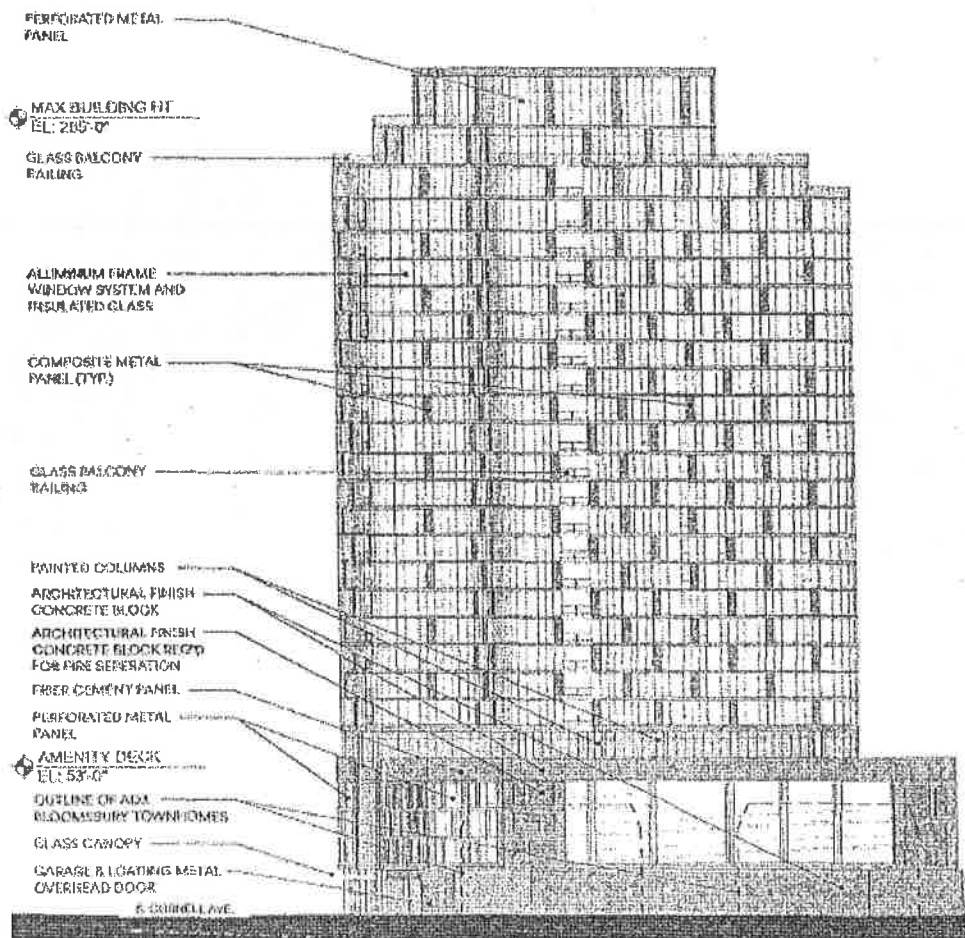
**LANDSCAPE PLAN:  
SUB-AREA A**



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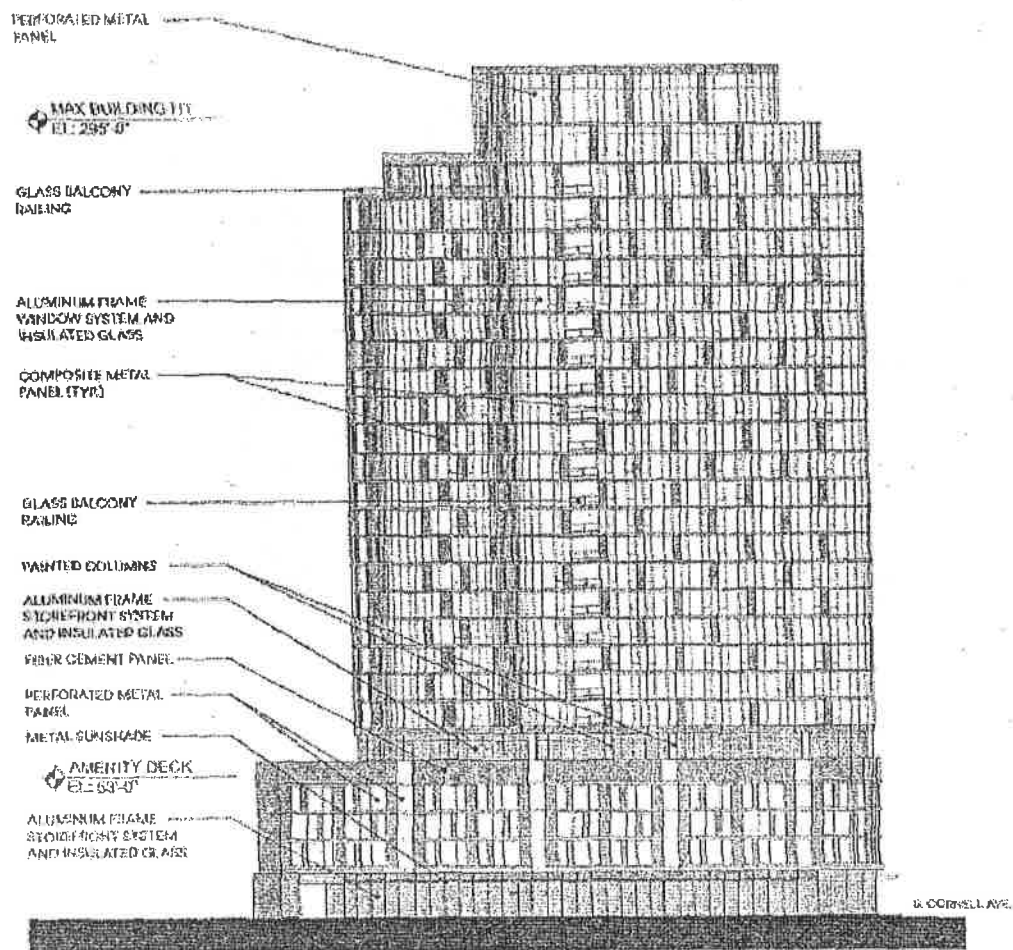
**NORTH ELEVATION:  
SUB-AREA A**



49-3017 Submission Cardwell Group

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**Date:** January 25, 2017  
**CPC Date:** April 20, 2017

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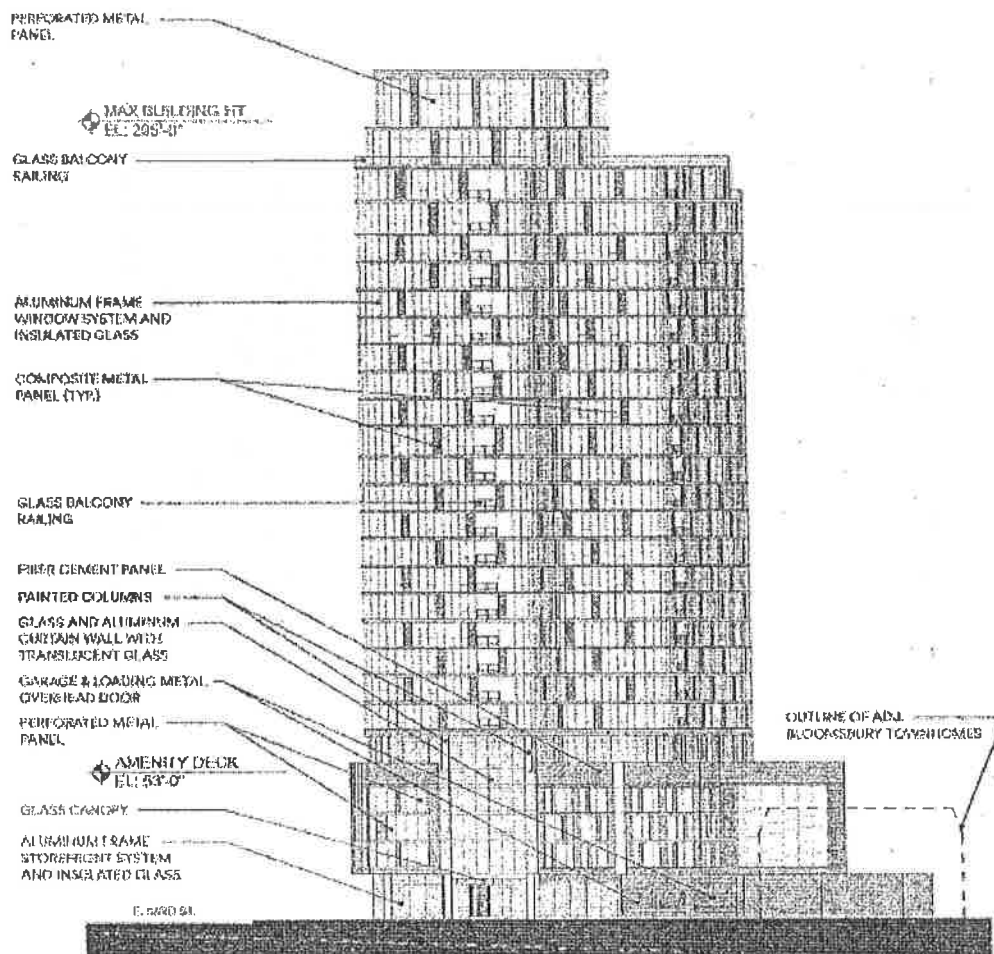
**SOUTH ELEVATION:  
SUB-AREA A**



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**EAST ELEVATION:  
SUB-AREA A**

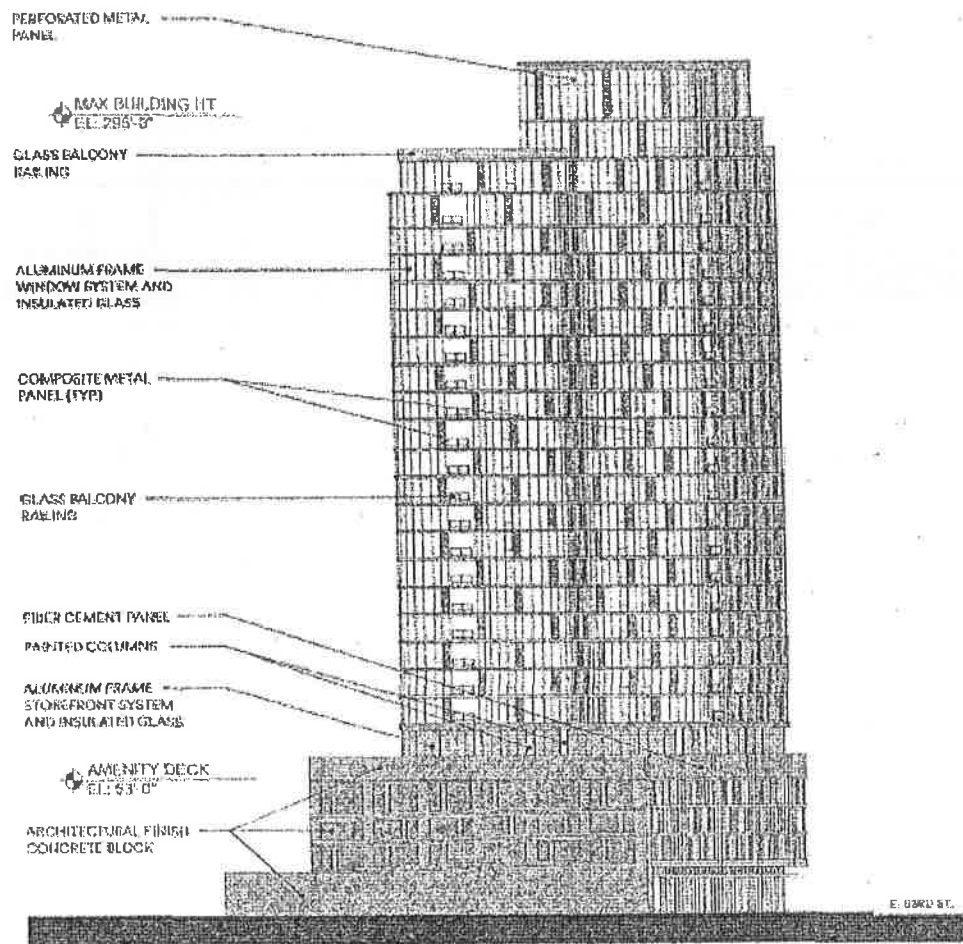


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**Applicant:** 1600 E. 53rd Street, LLC; 1644 E. 53rd Street, LLC; 5232 S. Hyde Park Boulevard, LLC  
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**Date:** January 25, 2017  
**CPC Date:** April 20, 2017



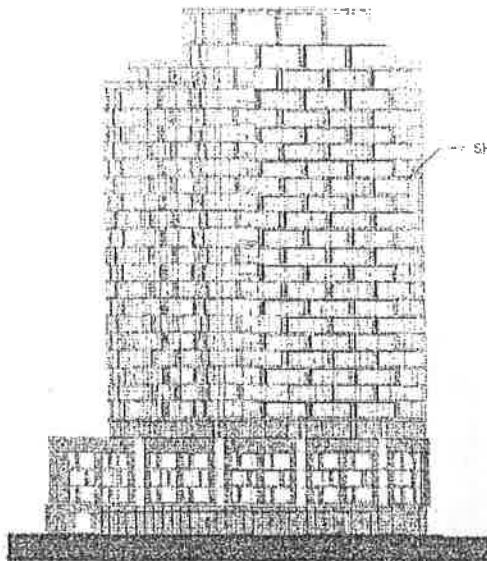
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**WEST ELEVATION:  
SUB-AREA A**

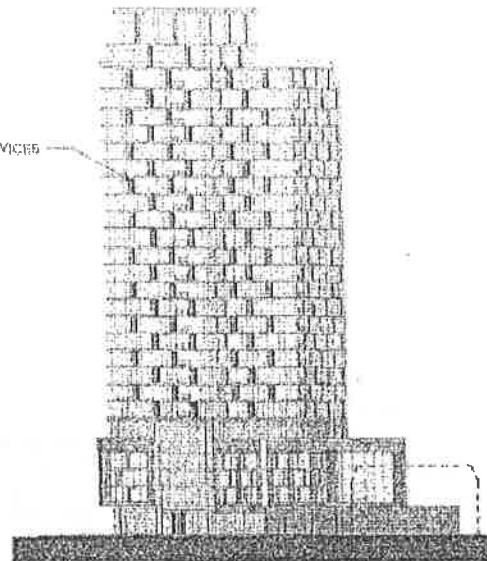

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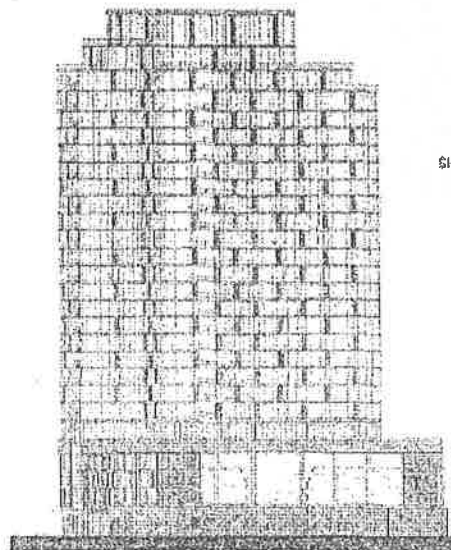
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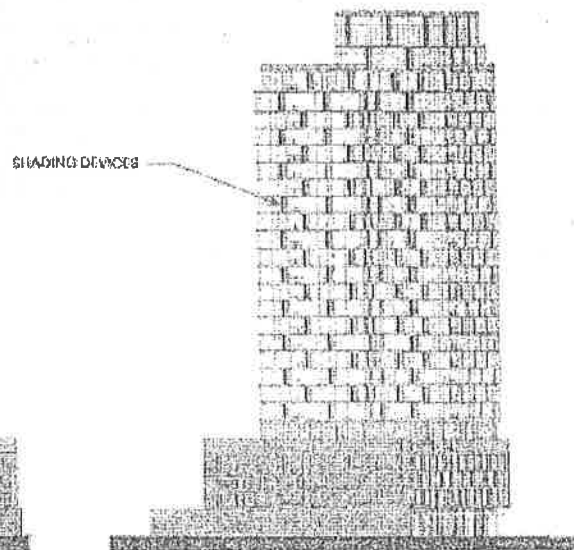
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

**ELEVATION: SHADING DEVICE KEY**  
**SUB-AREA A**


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Applicant:

Address:

Date:

CPC Date:

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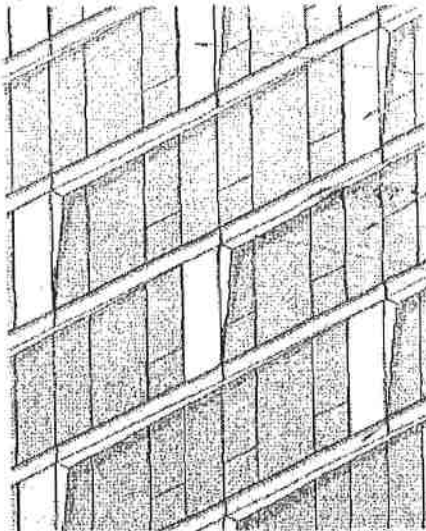
1600 - 1620 E. 53rd St, 1634 - 1644 E. 53rd St, &amp; 5232 - 5234 S. Hyde Park Blvd.

January 25, 2017

April 20, 2017

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TOWER SOUTH ELEVATION



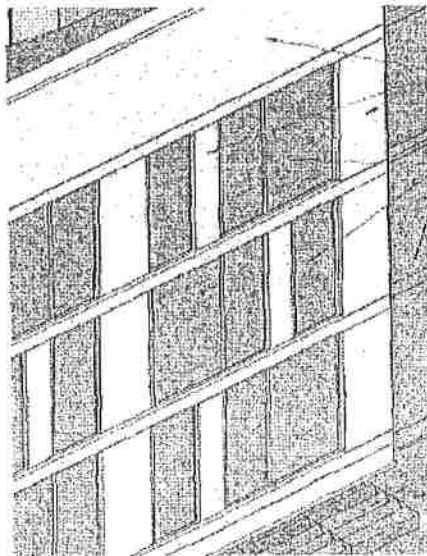
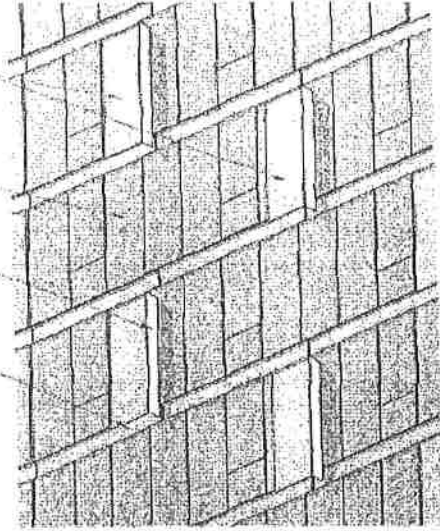
COMPOSITE METAL  
PANEL (TYP.)

ALUMINUM FRAME  
WINDOW SYSTEM &  
INSULATED GLASS

ALUMINUM METAL  
SHADING DEVICE

EXTRUDED METAL  
SLAB EDGE COVER

TOWER EAST / WEST ELEVATION



FIBER CEMENT PANEL

PERFORATED METAL  
PANEL

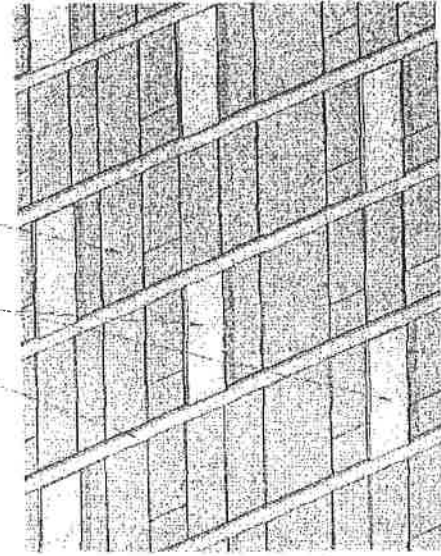
ALUMINUM FRAME  
WINDOW SYSTEM &  
INSULATED GLASS

COMPOSITE METAL  
PANEL (TYP.)

EXTRUDED METAL  
SLAB EDGE COVER

METAL SUN SHADE

ALUMINUM FRAME  
STOREFRONT SYSTEM &  
INSULATED GLASS



GARAGE SOUTH ELEVATION

TOWER NORTH ELEVATION

**EXTERIOR AXONOMETRIC:  
SUB-AREA A**

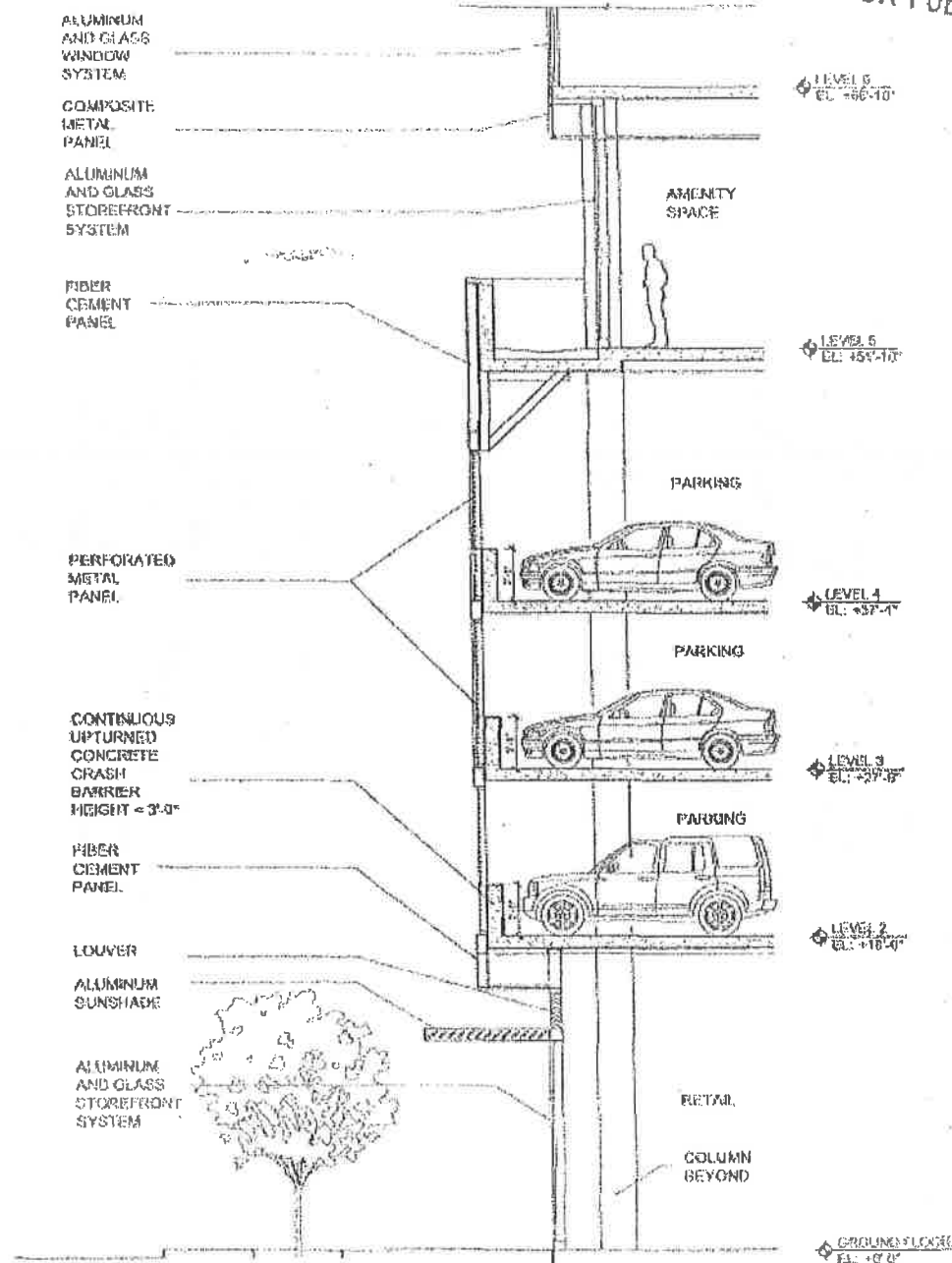


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Park Boulevard, LLC  
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## PODIUM SECTION



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CPC Date: April 20, 2017